

153.0

0005

0013.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,023,100 / 1,023,100

APPRAISED: 1,023,100 / 1,023,100

USE VALUE: 1,023,100 / 1,023,100

ASSESSED: 1,023,100 / 1,023,100


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		CHESTER ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: ASHCRAFT ROBERT & AMANDA	
Owner 2:	
Owner 3:	

Street 1: 23 CHESTER ST
Street 2:

Twn/City: ARLINGTON
StProv: MA Cntry: Own Occ: Y
Postal: 02476 Type:

PREVIOUS OWNER
Owner 1: FUHRMAN BRETT J & -
Owner 2: FUHRMAN KAREN MURLEY -
Street 1: 23 CHESTER STREET
Twn/City: ARLINGTON
StProv: MA Cntry: Own Occ: Y
Postal: 02476 Type:

NARRATIVE DESCRIPTION
This parcel contains 4,778 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1937, having primarily Wood Shingle Exterior and 2200 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4778	Sq. Ft.	Site			0	80.	1.18	9									450,672						450,700	

IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY							Legal Description			User Acct	
101	4778.000	572,400			450,700	1,023,100				101945	
Total Card	0.110	572,400			450,700	1,023,100	Entered Lot Size			GIS Ref	
Total Parcel	0.110	572,400			450,700	1,023,100	Total Land:			GIS Ref	
Source: Market Adj Cost		Total Value per SQ unit /Card:	465.12		/Parcel: 465.1		Land Unit Type:			Insp Date	

07/27/18
!12035!

PRINT	
Date	Time
12/11/20	02:09:19
LAST REV	
Date	Time
03/12/20	16:37:48

ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
FUHRMAN BRETT J	69433-433		6/15/2017		965,000
FRASCA BOBBIE/	63919-531		7/15/2014		799,000
LYONS KENNETH J	48377-283		10/26/2006	Change>Sale	630,000
DOYLE GEORGIA J	46892-270		1/30/2006	Family	483,000
DOYLE GEORGIA J	45352-43		8/9/2005	Family	1
DOYLE GEORGIA J	38857-328		4/18/2003	Family	99
	7554-347		1/1/1901	Family	No
					No
					N

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
1/28/2020	173	Addition	185,000	O					7/27/2018	Meas/Inspect	HS	Hanne S											
6/6/2013	814	Manual	1,300						1/30/2018	SQ Returned	MM	Mary M											
9/29/2011	1210	Manual	2,930	C				roof repairs/ inte	4/30/2014	Info Fm Prmt	PC	PHIL C											
2/9/2006	91	Redo Kit	100,000			G7	GR FY07	& REDO 11/2 BTHS /	1/12/2009	Meas/Inspect	372	PATRIOT											
									1/28/2007	MLS	MM	Mary M											
									6/2/2006	Permit Visit	BR	B Rossignol											
									5/15/2006	MLS	HC	Helen Chinal											
									11/22/1999	Meas/Inspect	264	PATRIOT											
									1/1/1982		MS												

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 97 - Tudor	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Very Good									FFL	5 WDK						
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall: 16 - Stone Vene	A Bath: 1	Rating:									PAT	4						
			5%	3/4 Bath: 1	Rating: Very Good									16	4 OFFP	12					
				A 3QBth: 1	Rating:											4					
				1/2 Bath: 1	Rating: Very Good																
				A HBth: 1	Rating:																
				OthrFix: 1	Rating: Fair																
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID													
Grade: B- - Good (-)	Year Blt: 1937	Eff Yr Blt:		Kits: 1	Rating: Very Good	1st Res Grid Desc: Line 1 # Units: 1															
Alt LUC:		Alt %:		A Kits: 1	Rating:																
Jurisdct:		Fact: .		Fpl: 2	Rating: Very Good																
Const Mod:				WSFlue: 1	Rating:																
Lump Sum Adj:				CONDOS INFORMATION																	
INTERIOR INFORMATION				DEPRECIATION				REMODELING								RES BREAKDOWN					
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Sec Int Wall: %		Phys Cond: VG - Very Good	4.6 %	Exterior:				No Unit	RMS	BRS	FL								
Partition: T - Typical	Prim Floors: 3 - Hardwood	Sec Floors: %		Functional: %		Interior:				1	6	3									
				Economic: %		Additions:															
				Special: %		Kitchen:															
				Override: %		Baths:															
				Total: 4.6 %		Plumbing:															
Bsmnt Flr: 12 - Concrete	Subfloor:			CALC SUMMARY				Electric:													
Bsmnt Gar: 1	Electric: 3 - Typical	Insulation: 3 - Typical	Int vs Ext: S	Basic \$ / SQ: 125.00		Heating:															
Heat Fuel: 2 - Gas	Heat Type: 5 - Steam	# Heat Sys: 1	% Heated: 100	Size Adj.: 1.24099994		General:															
Solar HW: NO	% Com Wall: % Sprinkled:	% AC: 100		Const Adj.: 1.04095519		COMPARABLE SALES															
				Adj \$ / SQ: 161.478		Rate	Parcel ID	Typ	Date	Sale Price											
				Other Features: 123072																	
				Grade Factor: 1.21																	
				NBHD Inf: 1.00000000																	
				NBHD Mod:																	
				LUC Factor: 1.00																	
				Adj Total: 600012																	
				Depreciation: 27601																	
				Depreciated Total: 572411																	
						WtAv\$/SQ:		AvRate:		Ind.Val:											
						Juris. Factor:			Before Depr:	195.39											
						Special Features: 0			Val/Su Net:	191.12											
						Final Total: 572400			Val/Su SzAd:	322.18											
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:									
SPEC FEATURES/YARD ITEMS				PARCEL ID 153.0-0005-0013.A												IMAGE					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value				
More: N	Total Yard Items:					Total Special Features:								Total:							